

Realty Trust Review

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MARKET AND STATISTICAL ISSUE

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YEAR-END PROFIT TAKING SLOWS TRUST ADVANCE; EQUITY TRUSTS BEAR SELLING BRUNT

The long advance which began last summer slowed markedly in December, generally in reaction to tax-switching and other year-end factors tending to obscure longer term trends. The adverse developments in Vietnam peace negotiations provoked a broad selling wave that carried the Dow-Jones Industrials down sharply and our pricing on Dec. 19 reflects that selloff.

For the month average trust share prices declined by about 0.2%, vs. a 0.4% gain in the Dow-Jones Industrials and a 1.1% decline in the Dow-Jones Utilities. This indicates overall weakness in the money-sensitive issues where investors may be concerned over moderate upward pressures in interest rates. But the fact that a few REITs have now been able to sell non-convertible subordinated debt issues in the past two months points to much higher leverage ratios for trusts and, all else being equal, continued gains in earnings and dividends (see p.2).

Mortgage banking banker-sponsored trusts were standout performers last month, rising 3.9% on average. The group still yields 8.8% on average. Both the Equity and Short-term Miscellaneous Financial Groups declined 1.8%. The mixed showing was not apparent in the list of new highs and lows as 28 issues registered new highs and only 3 new lows. New highs included Alison, Amer. Fletcher, Beneficial Standard, Citizens & Southern, Colwell, Cousins, Citizens Mtg., Fidelity Mtg., Fidelco Growth, First Mtg., First of Denver, First Wisconsin, Great American, Gulf Mtg., Guardian, Larwin Mtg., Lomas & Nettleton, Midland Mtg., MONY Mtg., Realty ReFund, State Mutual Inv., Tri-South Mtg., and Washington REIT, plus 5 warrants. New lows were by Franklin Realty and warrants of Security Mtg. and U.S. Leasing RE. The largest percentage gainers and losers were:

Gainers		Losers	
Gulf South Mortgage	+17.9%	Continental Illinois Properties	-14.3%
Justice Mortgage	+15.6	General Growth Properties	- 9.9
Citizens Mtg. Inv.	+12.8	Flatley Realty	- 9.7
Builders Invest. Group	+10.6	Fraser Mortgage Inv.	- 9.4
First Continental Mtg.	+10.3	Continental Mtg. Inv.	- 8.8

The staff of Audit Investment Research wishes you all a very Merry Christmas (belatedly when this reaches you) and a prosperous New Year.

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PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS SUBSCRIPTION \$84 ANNUALLY SINGLE COPY \$5 GROUP RATES ON REQUEST

REITS GAIN NEW ACCEPTANCE OF HIGH-POWERED MONEY AS OFFERINGS SAG TO FOUR-YEAR LOW

An entire new layer of financing is beginning to appear in REIT capital structures and the development contains enormous potential benefits for REIT shareholders. During the fourth quarter three REITs--*Great American*, *Guardian* and *IDS Realty Trust* all sold a total of \$74.9 million of subordinated debt that did not carry any equity sweeteners in the form of warrants or conversion. *Continental Illinois Realty* has registered a similar offering. GAMI and Guardian accepted 7.55% and 7.54% interest costs respectively. Both mature in 7 years. IDS Realty sold 15-year paper costing 6.88% and maturing in 15 years.

Because it is subordinate to senior debt like bank borrowings and commercial paper, the new non-convertible debt in effect adds a layer of near-equity to a trust and adds to its borrowing base without adding to the number of shares outstanding. Until these offerings, investors had been insisting on some equity sweetener as an incentive to providing subordinated financing.

This is the highest powered money that trusts can obtain and opens much higher leverage ratios on shareholders' equity. That's because senior lenders typically count subordinated debt as part of a trust's equity base. But the true leverage ratio on pure equity is much higher. Assume, for example, that lenders let a trust leverage its capital by a 3-1 ratio (i.e., it can borrow \$3 for each \$1 of equity). If the trust can increase capital by 50% through a non-convertible subordinated offering, the leverage ratio on pure equity jumps to 5-1 (i.e., \$4.50 of senior debt plus \$0.50 subordinated debt) over \$1.00 of equity.

SUMMARY OF REIT PUBLIC OFFERINGS 1972-Mil.\$

Initial	1Q	2Q	3Q	4Q	Total
Shares	\$192.3	\$148.4	\$95.4	\$74.7	\$510.8
Converts	---	12.5	12.5	--	25.0
TOTAL	\$192.3	\$160.9	\$107.9	\$74.7	\$535.8
Second round					
Shares	\$ 21.1	\$ 37.8	\$ 3.25	\$53.65	\$115.8
Converts	145.0	77.5	28.0	30.0	280.5
Subordin.	80.0	25.0	--	84.945	189.9
TOTALS	\$246.1	\$140.3	\$31.25	\$168.55	\$586.2
GRAND TOTAL	\$438.4	\$301.2	\$139.25	\$243.3	\$1,122.0

Our tallies (left) show REIT capital offerings down 39% in 1972. For the year all REITs raised \$1.12 billion, vs. \$1.58 billion. With no issues on investment banking calendars, we expect our tallies to be final. Initial offerings bore the brunt of the downturn, falling 46% to \$535.8 million. Two dozen trusts bowed in public markets, down from 28 last year, and the average size of a new offering fell to \$22.3 million, down from \$35.2 and \$39.7 million the previous two years.

CAPITAL RAISED BY TRUSTS IN FOURTH QUARTER 1972 (PRELIMINARY)

CAPITAL RAISED BY TRUSTS IN FOURTH QUARTER 1972 (PERCENTAGE OF TOTAL RAISED)							
Trust (type)	Date	---Units offered---		Units (000)	---Proceeds (Mil.\$)---		
		Sh./Wt./Deb.	Price		Equity	Debt	Total
		Initial Offerings					
Berg Enterp.Rl.Gp.(LT)	11/14	1/1	\$10	1,380	\$13.8	--	\$13.8
Pease & Elliman (Ldt)	11/22	1/1	20	1,100	22.0	--	22.0
New Plan Realty Tr.(E)	12/12	1/	15.63	247.5	3.9	--	3.9
Barnes Mtg.Inv.Tr.(ST)	12/14	1/1	20	1,750*	35.0*	--	35.0
TOTALS					\$74.7		\$74.7

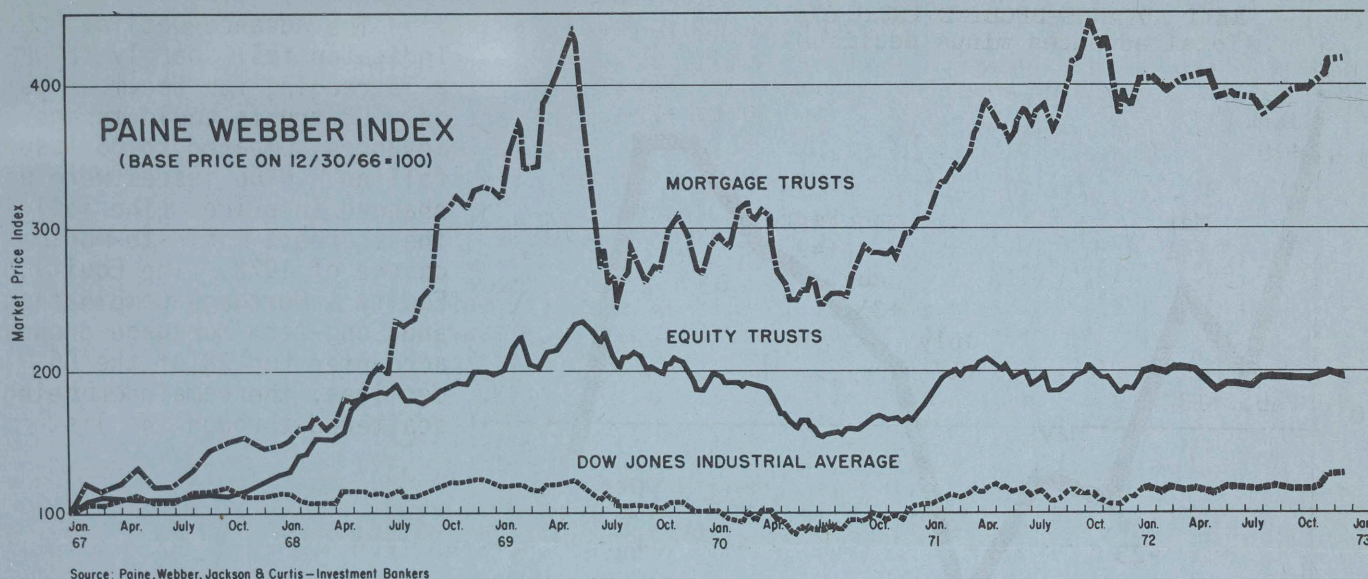
Second Round Financings - Equity & Equivalent

Citizens & Southern	10/3	0/1/100a	100	300	--	\$30.0	30.0
Lomas & Nettleton Mtg.	11/14	1/	46.5	900	41.85	--	41.85
General Growth	12/14	1/	22.5	525	11.8	--	11.8
TOTALS					\$53.65	\$30.0	\$83.65

Second Round Financings - Non-convertible, subordinate debt

IDS Realty Trust	10/20	6 7/8%, 15-year					25.0
Dominion Mtg.	10/25	8%, 15-year; 1000 w 50 wts.					10.0
Great Amer. Mtg.	11/16	7.55%, 7-year					25.0
Guardian Mtg.	12/7	7.5% @ 99.75, 7-year					24.9
TOTAL							\$84.9

Type: ST-short-term, LT-long-term, E-equity, LDT-land trust. *-overallotment not determined. a-portion of debentures payable for warrant exercise.



ANOTHER STRONG MONTH OF DECLARATIONS CAPS DIVIDEND GROWTH IN YEAR OF 'COLLAPSE'

Real estate trusts are capping a year billed as one of deteriorating portfolio quality and dividend yields on a strong showing in cash payouts to shareholders. By both of the measures we tally, the changes from the previous quarter and from the year-ago payout, December was a strong month, although there is some evidence of a slowing in the rate of gain. This does not pain us because most REITs should show moderate growth rates in dividends instead of the super-heated rate of a growth stock.

December declarations rose at an 18.4% annualized rate from the previous quarter, slightly below the 20.1% average annualized rate for the year. This annualized rate of increase has ranged from 10.1% in March to 34.7% in October. For the year (excluding late declarations), 66.3% of the 409 declarations with full comparisons have risen from the prior quarter, while 27.1% were unchanged and 6.6% declined. Our tally includes all declarations except monthly and initial ones. Our tally:

	<u>Up</u>	<u>Same</u>	<u>Down</u>	<u>Tot.</u>	<u>Ann.%</u>
Dec.	26	6	3	35	18.4%
Year	271	111	27	409	

For mature trusts operating over one year, December declarations rose 11.1% from last year, below the average 13.7%. Our tally covering the last half of 1972:

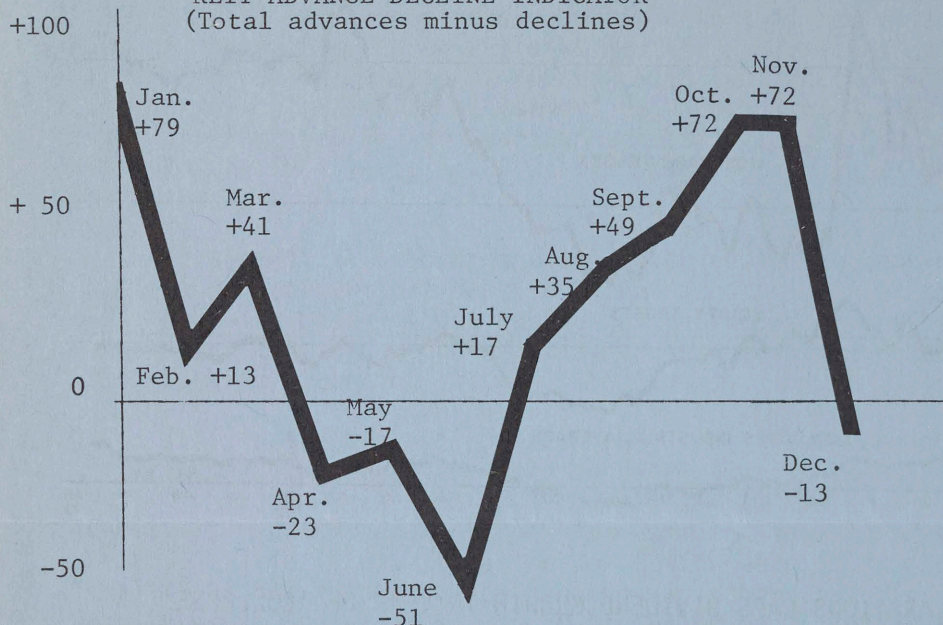
	<u>Up</u>	<u>Same</u>	<u>Down</u>	<u>Tot.</u>	<u>% Chng.</u>
Dec. 28	2	5	35	11.1%	
6Mon. 144	23	17	184		

	Record date	Dividend Latest	per share- Previous	--Net Change-- Amt	%	Extra	Year ago
Alison Mtg.	12/4	\$ 0.73	\$ 0.72	+ .01	+ 1.4	---	0.70
American Century	12/14	0.58	0.58	NC	--	---	0.58
C.I. Mtg.	12/15	0.19M	0.19	NC	--	---	0.18
Cabot, C&F Land	12/20	0.55	0.54	+ .01	+ 1.9	---	0.45
Citizens Mtg.	12/28	0.40	0.37	+ .03	+ 8.1	---	0.33+ .07 Ex
Connecticut General	12/18	0.44	0.44	NC	--	---	0.44
Cousins Rlty & Mtg.	12/22	0.54	0.51	+ .03	+ 5.9	---	0.47
Diversified Mtg.	1/10	0.70	0.69	+ .01	+ 1.4	---	0.57+0.18 Ex
Dominion Mtg.	12/26	0.44	0.40	+ .04	+10.0	---	0.18
Fidelco Growth	12/18	0.89a	0.77	+ .12	+15.6	---	0.80
First Continental	12/31	0.32	0.26	+ .06	+23.1	---	NO
First Memphis	12/27	0.46	0.42	+ .04	+ 9.5	.02	0.45+ .08 Ex
First Mortgage	12/6	0.57	0.56	+ .01	+ 1.8	---	0.56
Hospital Investors	12/29	0.38	0.40	- .02	- 5.0	---	0.29
Great American	12/29	0.25M	0.245	+ .005	+ 2.0	---	0.19
GREIT	1/10	0.40	0.40	NC	--	---	0.40
Guardian Mtg.	12/31	1.00	0.98	+ .02	+ 2.0	---	0.85
Gulf Mtg. & Rlty.	12/15	0.14M	0.135	+ .005	+ 3.7	---	0.12
Hanover Sq. Rlty.	12/28	0.30*	NO	--	--	---	NO
Heitman Mtg.	12/15	0.32	0.30	+ .02	+ 6.7	---	0.25
Hubbard REI	12/28	0.38	0.38	NC	--	---	0.37
ICM Realty	12/26	0.45	0.43	+ .02	+ 4.7	---	0.47
Institutional Inv.	12/7	0.40	d	--	--	---	--
M&T Mtg.	12/26	0.29	0.27	+ .02	+ 7.4	---	0.29
Median Mtg.	12/21	0.33	0.32	+ .01	+ 3.1	---	0.28
Midland Mtg.	12/29	0.45	0.42	+ .03	+ 7.1	---	0.35
Miller (Henry S)	12/22	0.38	0.33	+ .05	+15.2	---	NO
Mortgage Growth	12/30	0.27	0.26	+ .01	+ 3.8	f	NO
Mortgage Trust Amer.	1/8	0.58	0.57	+ .01	+ 1.8	---	0.54
NJB Prime	12/26	0.54a	0.50	+ .04	+ 8.0	---	NO
National Mtg.	12/26	0.35	0.36	- .01	- 2.8	---	0.33
Northwestern Mutual	12/29	0.46	0.44	+ .02	+ 4.5	---	0.35
Old Stone Mtg.	12/29	0.30	0.30	NC	--	---	0.28
Pennsylvania REIT	1/31	0.50S	0.45	+ .05	+11.1	---	0.45
Property Capital	12/1	0.39	0.37	+ .02	+ 5.4	---	0.33
Rlty. Mtg. Pacific	12/31	0.41	0.37	+ .04	+10.8	---	NO
Sutro Mtg.	1/5	0.40	0.425	- .025	- 5.9	---	0.425
Unionamerica Mtg.	12/26	0.61a	0.58	+ .03	+ 5.2	---	0.62
Wachovia Rlty.	1/9	0.66	0.62	c	--	---	0.64
Walter (Jim) Inv.	11/16	0.22*	NO	--	--	---	NO
Washington REIT	12/7	0.26	0.24	+ .02	+ 8.3	---	0.24
Western Mtg.	12/8	0.19	0.18	+ .01	+ 5.6	---	0.15
Wisconsin REIT	12/20	0.22	0.22	NC	--	.02	0.23
TOTAL (36 TRUSTS)b		\$16.48	\$15.755	+\$0.725	+ 4.6		

		Actual Payments on Dividends with Uncertain Amounts at Declaration			
Beneficial Std. Mtg.	11/20	0.65e	0.65	NC	---
Mtg. Inv. Washington	11/2	0.388e	0.366	+ .022	+ 6.0

a-On shares when declared, may be lower if additional shares out by ex-dividend date.
b-Excludes initial, monthly and extra declarations. c-Not compared. Includes unstated amount of fiscal 1972 earnings. d-Previously privately operated. Data not comparable.
e-Actual amount paid on outstanding shares. f-13¢ to 40¢ based upon shares outstanding.
*Initial. NC-No change. S-Semi-annual. M-Monthly. NO-No operations.

REIT ADVANCE-DECLINE INDICATOR (Total advances minus declines)



The Advance-Dcline Indicator fell sharply to a -13 reading for December as only 53 trusts could manage advances compared to 66 issues falling. Nine issues were unchanged in price. The fall is the sharpest month-to-month change of 1972. The Equity, Equity & Mortgage Combination, and Long-term Mortgage groups accounted for 38 of the 66 declines, the remainder being scattered through the list.

COMPARATIVE TRUST STATISTICS How to use these statistics—Please read carefully

The data inside are intended to facilitate comparison of relative efficiency of trust management with values available during the latest period. Every effort has been made to present data for that purpose. Readers should note that the data are historical and not projections of future trends. This holds especially for dividends, which vary with each quarter's earnings for most mortgage trusts and thus are not to be considered in any way as guaranteed yields.

The heart of the comparisons is annualization of current earnings and dividend rates. For mortgage trusts, this is done by multiplying the latest quarter by four without seasonal adjustment. These earnings are adjusted for conversion of debt (i.e., fully diluted) but not for exercise of warrants, as described below. For equity trusts, net cash flow (defined as earnings plus depreciation and non-cash charges minus mortgage amortization) has been used and any known seasonal factors applied. The symbol "#" denotes use of cash flow in the earnings columns. Group averages may be reduced to the extent new trusts are included in any given group.

The number of shares outstanding is the number issued as of the latest balance sheet and is not adjusted for conversion or exercise of warrants. Book value per share however is adjusted for conversion of all convertible debentures. It does not reflect changes for any exercise of warrants.

Four standard comparisons are presented: price changes since the last issue; price/earnings ratios and estimated dividends based upon current market prices; and percentage of market price of book value. All values are positive unless indicated.

The fifth comparison, return on book value, measures management's performance with available funds. Because of the increasing complexity of trust capital structures, the computations are made in the following manner for trusts with these capital structures.

Convertible debentures only: Fully diluted earnings are compared with fully converted book value per share, since funds from convertibles are at work.

Warrants only: Primary earnings per share are compared with book value without assuming warrant exercise, since again this measures funds actually in use. Trusts in this category currently reporting significant differences and their primary and diluted earnings annual rates are listed inside.

Both warrants and convertibles: Fully converted book value is used. Primary earnings are being used because these are closest to converted earnings. Data for these trusts are slightly overstated. Where primary numbers are well above the dividend, the dividend is used and so noted. Trusts in this category are listed below.

Warrants only: American Fletcher, \$2.84 & \$2.56; Barnett, \$2.76 & \$2.16; BT, \$2.84 & \$2.60; Cameron Brown, \$2.68 & \$2.08; CI Mtg., \$2.28 & \$1.56; Citizens & So., \$2.72 & \$2.52; CleveTrust, \$1.56 & \$1.40; Continental Ill. Rlty., \$1.60 & \$1.60; Cousins Mtg., \$2.16 & \$2.04; Dominion Mtg. \$2.04 & \$1.48 (Aug); Fidelco, \$3.36 & \$3.05 (Aug); First Memphis, \$1.72 & \$1.44; Indiana Mtg, \$1.32 & \$1.20; Mortgage Trust Amer., \$2.44 & \$1.76; M&T, \$1.20 & \$1.08; PNB, \$2.24 & \$1.68 (June); Security Mtg., \$1.32 & \$1.12; Unionamerica, \$2.36 & \$2.12; Wells Fargo, \$2.12 & \$1.80.

Warrants and Convertibles: Alison, \$3.00 & \$2.56; American Century, \$2.44 & \$2.20; Atico, \$2.44 & \$1.60; Capital, \$2.60 & \$2.16; Colwell, \$3.12 & \$2.40; Fidelity, \$3.20 & \$2.92 (Jul); First Pennsylvania, \$2.20 & \$1.92; Galbreath, \$2.64 & \$2.40; Great American, \$2.92 & \$2.84; Guardian, \$4.28 & \$3.76; Median, \$1.44 & \$1.20; Midland, \$1.72 & \$1.52; Mortgage Inv. Washington, \$1.60 & \$1.32; National Mtg., \$1.40 & \$1.24; Republic \$1.84 & \$1.64; Sutro, \$1.56 & \$1.56; Tri-So., \$2.92 & \$2.60.

NAME	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)
EQUITY TRUSTS												
ARLEN PROP#	O-ARLNS	1012	15.30	1.68	SEP	1.68	15.50	3.3	9.2	10.8	1.3	15.7
C I REALTY #	O-CIRLS	2609	23.22	1.44	AUG	1.56	20.00	-7.5	12.8	7.2	-13.9	52.2
CITIZENS GR#	O-CITGS	811	18.49	1.44	OCT	1.60	15.63X	-0.9	9.8	9.2	-15.5	12.7
CON ILL PRO#	O-CILLS	4808	23.71	1.32	JUL	1.32	20.25	-14.3	15.3	6.5	-14.6	97.4
DENVER RLY#	O-DENV	1091	9.46	0.60	DEC	0.89	8.63	-1.4	9.7	7.0	-8.8	9.4
FST FIDELITY#	O-FFITS	866	12.00	0.60	JUL	0.00	7.50	-6.3	0.0	8.0	-37.5	6.5
GENERAL GRO#	O-GGRW	4950	5.07	0.80	SEP	0.84	21.63	-9.9	25.7	3.7	326.6	107.1
GIT REALTY#	O-GRDCS	1179	9.78	1.20	SEP	1.34	9.75	-2.5	7.3	12.3	-0.3	11.5
GOULD INVST#	O-GOULS	1149	7.73	0.80	JUN	0.92	8.38X	2.4	9.1	9.5	8.4	9.6
GREIT RLY#	A-GRT	998	14.94	1.60	JAN	1.68	17.88	-0.7	10.6	8.9	19.7	17.8
HUBBARD REI#	N-HRE	4004	23.34	1.52	OCT	2.04	21.38	0.6	10.5	7.1	-8.4	85.6
JMB REALTY#	O-JMBRS	510	17.94	0.00	NEW	0.00	19.00	2.0	0.0	0.0	5.9	9.7
MUTUAL REIT#	O-MUTRS	1433	6.90	0.17	JUN	0.11	2.75	-8.3	25.0	6.2	-60.1	3.9
NATIONAL RL#	A-NRY	1598	8.65	0.00	SEP	0.00	4.75	-2.7	0.0	0.0	-45.1	7.6
NEW PLAN RLY	O-NPLNS	665	11.61	1.68	JUL	1.58	15.38	-0.8	9.7	10.9	32.5	10.2
PENN REIT#	A-PEI	1239	10.88	1.00	AUG	1.92	12.63	9.8	6.6	7.9	16.1	15.6
REIT OF AMER	A-REI	1567	21.13	1.40	AUG	1.20	17.50	-1.4	14.6	8.0	-17.2	27.4
SUMMIT PROP#	O-SMMTS	942	10.09	1.10	JUL	1.13	13.50	3.8	11.9	8.1	33.8	12.7
US LSG REI#	A-USE	1348	22.31	1.72	SEP	1.72	19.50	-5.5	11.3	8.8	-12.6	26.3
WASH REIT#	A-WRE	1356	9.37	1.04	JUN	1.08	13.00X	4.0	12.0	8.0	38.7	17.6
WISC REI FD#	O-WREI	1514	8.96	0.88	SEP	0.92	12.50X	-2.0	13.6	7.0	39.5	18.9
GROUP AVG		1698	13.85	1.05		1.12	14.14	-1.8	10.7	7.4	13.7	575.4

EQUITY AND MORTGAGE COM-INATION												
AMER REALTY#	A-ARB	2102	8.11	0.80	SEP	0.78	9.63X	-5.6	12.3	8.3	18.7	20.2
BUILDERS INV	O-BULUS	2480	23.50	2.52	SEP	2.52	30.00	10.6	11.9	8.4	27.7	74.4
FIRST UNION#	N-FUR	3597	10.39	0.92	OCT	1.12	12.63	3.1	11.3	7.3	21.6	45.4
FLATLEY RLT	O-FLTLS	1000	9.14	0.64	SEP	0.68	7.00	-9.7	10.3	9.1	-23.4	7.0
FRANKLIN RLY	A-FR	992	10.14	0.76	SEP	0.64	7.88X	-2.2	12.3	9.6	-22.3	7.8
INDIANA M&R	O-INDMS	1150	18.74	1.20	SEP	1.32	23.25	4.5	17.6	5.2	24.1	26.7
INVESTOR RL#	A-IRT	1579	12.79	1.36	AUG	1.32	15.00	-5.5	11.4	9.1	17.3	23.7
LINCOLN MTG#	O-LNMGs	1148	9.29	1.00	SEP	1.12	9.50	0.0	8.5	10.5	2.3	10.9
MILLER HEN S	O-HSMTS	560	18.42	1.52	NOV	1.58	18.00X	-2.0	11.4	8.4	-2.3	10.1
NJR PRIME #	A-NJB	842	19.18	2.16	AUG	2.32	22.50X	-0.9	9.7	9.6	17.3	18.9
RIVIERE RLY#	O-RIVI6	783	8.95	0.88	JUN	0.92	9.75	0.0	10.6	9.0	8.9	7.6
RLTY INCOME	A-RIT	1516	14.23	1.20	OCT	1.00	12.63X	-2.4	12.6	9.5	-11.2	19.1
SAUL (BF) REI	O-SAULS	5418	15.21	1.48	SEP	1.56	22.75	-3.7	14.6	6.5	49.6	123.3
US RANCORP#	A-URT	545	23.78	1.60	AUG	1.64	29.63	0.9	18.1	5.4	24.6	16.1
US REALTY#	A-UTY	3279	10.43	1.36	SEP	1.40	15.25X	-1.8	10.9	8.9	46.2	50.0
WALTER JIM #	O-WALUS	1035	18.43	0.88	OCT	1.04	16.50	-2.9	15.9	5.3	-10.5	17.1
GROUP AVG		1752	14.42	1.27		1.31	16.37	-1.1	12.5	8.1	11.8	478.3

SUBORDINATED LAND TRUSTS												
CAROT LAND	N-CFT	2832	19.87	2.20	NOV	2.20	29.38X	6.4	13.4	7.5	47.9	83.2
ICM REALTY	O-ICMRs	3011	20.75	1.80	AUG	1.72	22.25X	-7.3	12.9	8.1	7.2	67.0
PEASE ELLIMN	O-PEASS	1114	17.91	0.00	NEW	0.00	18.50	0.0	0.0	0.0	3.3	20.6
PROPERTY CAP	A-PCL	2065	13.79	1.64	OCT	1.68	25.00X	-5.1	14.9	6.6	81.3	51.6
GROUP AVG		2256	18.08	1.41		1.40	23.78	-1.5	10.3	5.5	34.9	222.4

SHORT-TERM MTG-MTG BANKER												
ATICO MTG IN	N-ACO	2179	17.90	2.24	OCT	2.44	22.13	0.6	9.1	10.1	23.6	48.2
HAIRD & WARN	O-BAIDS	852	19.16	1.96	JUL	1.80	21.38	1.8	11.9	9.2	11.6	18.2
CENTRAL MTG	O-CMRTS	775	18.51	1.40	SEP	1.44	17.50	2.9	12.2	8.0	-5.5	13.6
CITIZENS MI	A-CZM	1407	14.10	1.60	SEP	1.50	17.63	12.8	11.8	9.1	25.0	24.8
COLWELL MTG	A-CLM	1480	22.10	2.80	SEP	3.12	31.63	4.1	10.1	8.9	43.1	46.8
FIRST CONTNL	O-FCRES	1120	9.34	1.28	NOV	1.36	13.38	10.3	9.8	9.6	43.3	15.0
FRASER MTG I	O-FRASS	1038	17.01	2.24	AUG	2.24	21.75	-9.4	9.7	10.3	27.9	22.6
GALBREATH FM	O-GALBS	997	24.61	2.64	SEP	2.64	30.25	6.1	11.5	8.7	22.9	30.2
GUARDIAN MI	N-GMI	2050	28.32	4.10	NOV	4.28	47.50	2.7	11.1	8.6	67.7	97.4
GULF SO MTG	O-GSMIS	760	18.65	2.00	SEP	2.00	23.00	17.9	11.5	8.7	23.3	17.5
HAMILTON INV	O-HAMTS	1445	18.57	1.60	SEP	1.64	19.13	7.0	11.7	8.4	3.0	27.6
HEITMAN MTG	A-HTM	2338	11.69	1.28	SEP	1.20	14.63X	0.5	12.2	8.7	25.1	34.2
JUSTICE MTG	O-JUSTS	1076	18.55	1.34	SEP	1.84	25.00	15.6	13.6	7.4	34.8	26.9
KMC MTG IN	O-KMTGS	1100	13.84	0.92	AUG	0.92	11.50	0.0	12.5	8.0	-16.9	12.6
LARWIN MTG I	N-LWN	2005	18.59	2.68	SEP	2.68	30.75	-0.8	11.5	8.7	65.4	61.7
LOMAS & NTLN	N-LOM	3700	29.44	3.60	SEP	3.60	51.75	7.8	14.4	7.0	75.8	191.5
M&T MTG INV	O-MTMIS	1481	10.24	1.16	NOV	1.20	12.75X	5.3	10.6	9.1	24.5	18.9
MIDLAND MTG	N-MMT	1798	12.95	1.80	SEP	1.72	18.13	5.1	10.5	9.9	40.0	32.6
NATIONAL MTG	O-NMTGS	1932	10.16	1.40	NOV	1.40	14.50X	6.1	10.4	9.7	42.7	28.0
NO AMER MTG	N-NAM	4263	14.23	2.52	SEP	2.52	34.13	-1.8	13.5	7.4	139.8	145.5
PALOMAR MTG	A-PMI	1812	13.32	1.50	AUG	1.68	16.63	-0.7	9.9	9.0	24.8	30.1
SUTRO MTG IN	N-SUT	2302	17.02	1.60	SEP	1.56	18.50	-3.3	11.9	8.6	8.7	42.6
TEXAS 1ST MT	O-TFMRS	1055	18.63	1.76	SEP	1.76	19.63	-1.9	11.2	9.0	5.4	20.7
GROUP AVG		1694	17.26	2.00		2.02	23.18	3.9	11.4	8.8	32.9	1007.2

#CASH FLOW

2283.3

NAME	EXCH/ SYMBOL	SHARE (000)	BOOK VALUE	EST DIV*	EARNINGS MON ANN*	LAST PRICE	% CHNG	P/E RATIO	EST* YIELD	% PR TO BK	RET ON BK	MKT VA (MIL\$)
SHORT-TERM MTG-INDEPENDENT												
ASSOC MTG IN	A-AMY	1339	22.00	2.40	SEP 2.52	24.38	4.3	9.7	9.8	10.8	11.5	32.6
CAPITAL MI	O-CMORS	1296	23.90	2.50	SEP 2.60	27.50	-3.9	10.6	9.1	15.1	10.9	35.6
CONTNTL MTG	N-CMI	16881	9.67	1.12	SEP 1.12	12.88	-8.8	11.5	8.7	33.2	11.6	217.4
FIRST MTG IN	N-FIM	6768	15.71	2.28	OCT 2.24	26.75X	3.1	11.9	8.5	70.3	14.3	181.0
GENERAL MTG	A-GMG	1357	12.50	0.88	SEP 0.88	9.00	5.9	10.2	9.8	-28.0	7.0	12.2
MTG INV WASH	O-MINVS	1207	14.05	1.60	SEP 1.60	18.00	-1.4	11.3	8.9	28.1	11.4	21.7
REPUBLIC MI	N-RMI	2094	18.47	1.85	SEP 1.84	18.25	-1.4	9.9	10.1	-1.2	10.0	38.2
WESTERN MI	O-WMTGS	1000	8.96	0.76	NOV 0.76	8.63X	3.8	11.4	8.8	-3.7	8.5	8.6
GROUP AVG		3993	15.66	1.67		18.17	0.2	10.8	9.2	15.6	10.6	547.3
SHORT-TERM MTG-COMCL BANK												
AMER FLTCR	A-AFM	1300	24.88	2.68	OCT 2.84	30.00	4.8	10.6	8.9	20.6	11.4	39.0
BARNETT MTG	O-BMTRS	1707	21.76	2.52	SEP 2.76	28.75	1.8	10.4	8.8	32.1	12.7	49.1
CAMERON-BROWN	O-CMRS	1844	24.14	2.68	SEP 2.68	31.50	1.6	11.8	8.5	30.5	11.1	58.1
CHASE MAN MT	N-CMP	4437	30.49	4.54	AUG 4.36	63.38	1.4	14.5	7.3	107.9	14.3	281.2
CITINATL DEV	O-CITIB	600	18.75	1.80	SEP 2.04	17.00	0.0	8.3	10.6	-9.3	10.9	10.2
CITIZENS&SO PL	N-CZS	3399	18.58	2.72	SEP 2.72	36.25	-2.0	13.3	7.5	95.1	14.6	123.2
CONT ILL RLY	N-CIR	2796	18.59	1.60	SEP 1.60	24.25	4.3	15.2	6.6	30.4	8.6	67.8
FST DENVR MI	A-FDE	1510	18.56	1.96	SEP 1.96	23.25	4.5	11.9	8.4	25.3	10.6	35.1
FST PENN MT	N-FPM	2636	20.82	2.16	OCT 2.20	26.13	-3.2	11.9	8.3	25.5	10.6	68.9
FST WISCN MI	A-FWM	1260	23.87	3.20	SEP 3.12	38.50	-1.3	12.3	8.3	61.3	13.1	48.5
TRI-SOUTH MI	N-TSI	1633	22.21	2.60	SEP 2.92	33.38	2.7	11.4	7.8	50.3	13.1	54.5
UNIONAM M&ED	A-UAT	1734	19.17	2.44	AUG 2.36	26.50X	2.8	11.2	9.2	38.2	12.3	46.0
WACHOVIA RLY	N-WRI	3335	19.05	2.48	NOV 2.36	32.25	-4.8	13.7	7.7	69.3	12.4	107.6
WELLS FAP MI	N-WFM	3783	18.21	2.04	SEP 2.12	24.63	-4.3	11.6	8.3	35.3	11.6	93.2
GROUP AVG		2284	21.36	2.54		31.13	0.6	12.0	8.3	43.8	11.9	1082.4
SHORT-TERM-MISC FINCL												
AMER CENTURY	N-ACT	2557	21.23	2.32	SEP 2.44	24.50X	-4.9	10.0	9.5	15.4	11.5	62.6
RENEF STR MI	A-BSM	998	22.10	2.60	OCT 3.04	27.38	-3.1	9.0	9.5	23.9	13.8	27.3
CI MTG GROUP	N-CI	3988	19.08	2.28	OCT 2.28	24.00X	-2.3	10.5	9.5	25.8	11.9	95.7
DOMINION M&R	O-DMRTS	542	19.76	1.76	NOV 2.20	19.50X	2.3	8.9	9.0	81.2	20.4	10.6
FIDELITY MI	N-FID	2887	19.87	3.28	OCT 3.36	34.00X	0.2	10.1	9.6	71.1	16.9	98.2
GRT AMER MI	N-GAA	3871	17.10	3.00	OCT 2.92	35.88X	-0.3	12.3	8.4	109.8	17.1	138.9
HANOVER SQ R	O-HASQS	648	18.99	1.20	NOV 1.20	22.00	-4.3	18.3	5.5	15.9	6.3	14.3
IDS RLY TR	O-IDRS	2408	23.58	2.00	OCT 1.88	24.25X	-1.5	12.9	8.2	2.8	8.0	58.4
MTG TRUST AM	N-MT	3486	19.22	2.32	NOV 2.44	23.63	-1.0	9.7	9.8	22.9	12.7	82.4
USF INVESTRS	O-USFNS	2500	22.95	2.58	SEP 2.68	25.25	-2.9	9.4	10.6	10.0	11.7	63.1
GROUP AVG		2389	19.49	2.34		26.04	-1.8	11.1	9.0	37.9	13.0	651.5
INTERMEDIATE-TERM MORTGAGES												
ALISON MTG I	A-AMG	1808	20.72	2.92	OCT 3.00	29.75X	-1.3	9.9	9.8	43.6	14.5	53.8
DIVERSIFD MI	N-DMG	7299	20.05	2.80	SEP 2.76	28.88	0.9	10.5	9.7	44.0	13.8	210.8
FST VIRGINIA	O-FVMTS	1208	22.95	1.20	JUN 0.92	23.50	-2.6	25.5	5.1	2.4	4.0	28.4
LARWIN PLTY	A-LRM	3610	18.61	1.20	AUG 1.20	15.88	0.0	13.2	7.6	-14.7	6.4	57.3
MEDIAN MTG I	O-MDMIS	2091	19.19	1.32	OCT 1.32	14.50X	6.8	11.0	9.1	42.3	13.0	30.3
RLTY REFUND	A-RRF	1029	18.58	2.12	OCT 2.12	21.63X	0.7	10.2	9.8	16.4	11.4	22.3
SECURITY MTG	A-SMO	6771	10.39	1.36	SEP 1.12	14.13	-3.4	12.6	9.6	36.0	10.8	95.7
GROUP AVG		3402	17.36	1.85		21.18	0.2	13.3	8.7	24.3	10.6	498.6
LONG-TERM MTG & EQUITIES												
BANKAM PLTY	O-BRLTS	3436	19.19	2.08	OCT 2.08	30.38	5.2	14.6	6.8	58.3	10.8	104.4
BARNETT-MINST	O-BWITS	1660	18.22	1.20	SEP 1.20	19.00	-3.2	15.8	6.3	4.3	6.6	31.5
BERG ENT RG	O-BENTS	1400	9.01	0.00	NEW 0.00	8.88	0.0	0.0	0.0	-1.4	0.0	12.4
HT MTG INVT	A-BTM	1955	12.37	2.54	SEP 2.84	32.13	0.8	11.3	8.2	159.7	23.0	62.8
CLEVELAND RL	O-CTRS	2518	18.59	1.64	SEP 1.64	20.75	-2.9	12.7	7.9	11.6	8.8	52.2
CON GEN M&R#	N-CGM	5560	23.29	1.76	SEP 1.88	26.88X	-5.0	14.3	6.5	15.4	8.1	149.5
COUSINS M&ED	N-CUZ	2287	18.28	2.16	NOV 2.16	28.88X	4.6	13.4	7.5	58.0	11.8	66.0
EQUIT LF MTG	N-EQ	5457	24.46	2.17	OCT 2.16	27.88	-6.7	12.9	7.8	14.0	8.8	152.1
FIDELCO GROW	A-FGI	1423	25.66	3.56	NOV 3.68	41.63X	5.6	11.3	8.6	62.2	14.3	59.2
FST MEMPHIS	O-FMMS	1164	18.11	1.84	NOV 1.84	21.88	0.0	11.9	8.4	20.8	10.2	25.5
GULF MTG&PLY	A-GMR	2210	18.21	1.68	AUG 1.52	20.38X	1.9	13.4	8.2	11.9	8.3	45.0
HNC MTGARLY	O-HNCMS	2006	20.03	1.84	OCT 1.88	22.88X	-0.2	12.2	8.0	14.2	9.4	45.9
HOSPITAL INV	O-HOSPS	1260	18.53	1.52	NOV 1.52	15.38	-6.1	10.1	9.9	-17.0	8.2	19.4
HOSPITAL MTG	A-HMG	1178	23.12	2.00	NOV 2.04	22.50	0.5	11.0	8.9	-2.7	8.8	26.5
HOTEL INVSTR	A-HOT	1194	20.66	2.04	NOV 2.00	25.00	0.0	12.5	8.2	21.0	9.7	29.8
INSTITUTAL	O-ININS	6028	13.08	1.60	OCT 1.52	18.00X	0.1	11.8	8.9	37.6	11.6	108.5
MASSMUT MTG	N-MML	4603	23.80	2.00	OCT 1.92	28.00X	-0.9	14.6	7.1	17.6	8.1	128.9
MONY MTG INV	N-MYM	8439	9.93	1.08	NOV 1.16	13.88X	-1.6	12.0	7.8	39.8	11.7	117.1
MTG GROWTH I	A-MTG	1215	12.73	1.08	AUG 1.04	15.88	-4.5	15.3	6.8	24.7	8.2	19.3
NEWSTRN FINC	O-NFINS	1510	18.42	1.16	JUL 1.08	17.13X	-1.2	15.9	6.8	-7.0	5.9	25.9
NEWSTRN MUTL	N-NML	4535	19.40	1.84	SEP 1.72	26.38	-1.4	15.3	7.0	36.0	8.9	119.6
OLD STONE M#	O-OSMRS	541	13.24	1.20	OCT 0.84	14.50	-1.7	17.3	8.3	9.5	6.3	7.8
PNR MTG &RLY	A-PNI	1992	18.87	2.16	SEP 2.28	25.25	-3.8	11.1	8.6	33.8	12.1	50.3
PACIFIC MTG	O-RPACS	1296	19.24	1.64	NOV 1.68	19.63	7.6	11.7	8.4	2.0	8.7	25.4
STATE MUTUAL	N-SMU	2643	19.41	2.36	SEP 2.36	26.25	-0.9	11.1	9.0	35.2	12.2	69.4
GROUP AVG		2700	18.23	1.77		22.77	-0.6	12.5	7.6	26.4	9.6	1554.4

MV

6617.5

WARRANTS

NAME	EXCH/ SYMBOL	EXP DATE	OUT (000)	EXER PRICE	NO. SH.	WTS PRICE	STK PRICE	CONV PREM	% CHG	MKT VA (MIL\$)
ALISON MTG	O-ALISS	12/75	119	19.00	1.0	10.00	29.75	-2.5	-9.1	1.2
ALISON MTG*B	O-ALISW	12/76	400	27.50	1.0	3.25	29.75	3.4	-23.5	1.3
AMER CENTURY	A-ACTW	6/75	899	23.00	1.0	3.38	24.50	7.7	-9.9	3.0
AMER FLETCHER	A-AFMW	1/75	540	25.00	1.0	4.88	30.00	-0.4	5.4	2.6
AMER REALTY	A-ARBW	9/76	1000	9.63	1.0	1.75	9.63	18.2	-12.5	1.8
ASSOC MTG IN	O-ASMGW	12/73	100	28.25	1.0	0.50	24.38	17.9	100.0	0.0
ATICO MTG IN	A-ACOW	12/74	1018	15.00	1.0	6.88	22.13	-1.1	-1.7	7.0
ATICO MTG(B)	O-ATIC5	4/76	359	21.00	1.0	2.50	22.13	6.2	0.0	0.9
BARNETT MTG	O-BMTRW	4/80	1007	20.00	1.0	8.75	28.75	0.0	6.1	8.8
BARNETT-WINST	O-BWITW	7/77	1660	20.00	1.0	2.88	19.00	20.4	-11.4	4.8
BENEF STD (R)	O-BSMR5	3/77	285	27.75	1.0	3.13	27.38	12.8	-3.7	0.9
BENEF STD MT	A-BSMW	7/75	682	20.00	1.0	7.13	27.38	-0.9	-12.3	4.9
BERG ENT RG	O-BENTW	11/77	1400	10.00	1.0	1.13	8.88	25.3	0.0	1.6
BT MTG INV	O-BTMGW	1/77	598	24.00	1.0	7.50	32.13	-2.0	-6.3	4.5
BUILDER IN	O-BULDW	12/76	2480	25.00	1.0	6.63	30.00	5.4	47.3	16.4
CAMERON-BROWN	O-CMRNW	11/76	1656	25.00	1.0	6.75	31.50	0.8	5.8	11.2
CAPITAL MTG	O-CMORW	11/74	721	20.00	1.0	7.63	27.50	0.5	-10.2	5.5
CENTRAL MTG	O-CMRTW	3/77	775	20.00	1.0	2.00	17.50	25.7	14.3	1.5
CI MTG GROUP	A-CI.W	12/74	3344	20.00	1.0	3.63	24.00	-1.5	-21.6	12.1
CI REALTY IN	O-CIRLW	3/77	2609	25.00	1.0	1.88	20.00	34.4	-24.8	4.9
CITINATL DEV	O-CITIS	4/75	600	20.00	1.0	0.88	17.00	22.8	-12.0	0.5
CITIZENS GRO	O-CITGW	1/77	785	20.00	1.0	0.75	15.63	32.8	0.0	0.6
CITIZENSMTG	A-CZMW	12/74	703	15.00	1.0	2.75	17.63	0.7	15.5	1.9
CITZNS & SO	O-CSRIW	10/75	1446	20.00	0.5	7.88	36.25	-1.4	-4.5	11.4
CLEVETRST RL	O-CTRIW	1/76	2514	20.00	1.0	2.00	20.75	6.0	-11.1	5.0
COLWELL MIB	O-CLWLW	9/73	300	29.38	1.0	4.25	31.63	6.3	30.8	1.3
COLWELL MTG	A-CLMW	12/74	867	20.00	1.0	11.25	31.63	-1.2	11.1	9.8
CONT ILL RLY	O-CONIS	4/74	180	20.00	1.0	4.25	24.25	0.0	2.9	0.8
COUSINS MTG	A-CUZW	2/77	750	24.63	1.0	4.50	28.88	0.9	-2.8	3.4
DENVER REIA	O-DENV5	5/76	165	11.00	1.0	0.88	8.63	37.7	0.0	0.1
DOMINION (R)	O-DMRT5	10/87	500	17.75	1.0	5.13	19.50	17.3	10.8	2.6
DOMINION M&R	O-DMRTW	6/76	497	12.00	1.0	7.75	19.50	1.3	-6.1	3.9
FIDELCO GROW	A-FGIW	9/75	293	25.00	1.0	16.13	41.63	-1.2	5.8	4.7
FIDELITY MTG	O-FIDE5	3/79	173	22.25	1.0	12.00	34.00	0.7	1.0	2.1
FIR MEMPHIS	O-FMEMW	2/75	1136	20.00	1.0	2.50	21.88	2.8	-4.9	2.8
FIRST DENVER	A-FDEW	10/75	1510	20.00	1.0	3.50	23.25	1.1	16.7	5.3
FIRST PEN(R)	O-FPMTZ	9/75	540	28.25	0.5	1.00	26.13	15.8	-33.3	0.5
FIRST PENN	O-FPMTW	7/74	1847	20.00	0.5	2.75	26.13	-2.4	-18.6	5.1
FIRST UNION	O-FUREW	12/76	600	12.75	1.0	1.25	12.63	10.8	-23.3	0.8
FIRST VA MTG	O-FVMTW	5/77	1208	25.00	1.0	2.25	23.50	16.0	-14.4	2.7
FLATLEY RLT	O-FLTLW	5/75	1000	10.00	1.0	1.00	7.00	57.1	-20.0	1.0
GALBREATH FM	O-GALBW	1/73	654	30.00	1.0	1.75	30.25	5.0	7.4	1.1
GRT AMER MI	O-GAMIW	11/75	60	20.00	2.0	35.50	35.88	5.2	9.2	2.1
GUARDIAN MI	A-GMIW	5/76	671	37.00	1.0	11.25	47.50	1.6	1.1	7.5
GULF MTG&RLY	A-GMRW	3/76	2210	20.00	1.0	2.88	20.38	12.3	4.7	6.4
GULF SO MTG	O-GSMIW	2/77	760	20.00	1.0	2.63	23.00	-1.6	5.2	2.0
HAMILTON INV	O-HAMTW	7/76	1444	20.00	1.0	2.13	19.13	15.7	21.7	3.1
HOSPITAL INV	O-HOSPW	8/76	1260	20.00	1.0	1.50	15.38	39.8	8.7	1.9
HOSPITAL MTG	A-HMGW	2/77	1178	25.00	1.0	2.63	22.50	22.8	16.9	3.1
IDS RLT TR	O-IDSRW	2/77	2408	25.00	0.5	1.50	24.25	15.5	-20.2	3.6
INDIANA M&R	O-INDMW	6/77	575	20.00	0.5	2.75	23.25	9.7	10.0	1.6
JMB REALTY	O-JMBRW	8/77	510	20.00	1.0	2.00	19.00	15.8	0.0	1.0
JUSTICE MTG	O-JUSTW	1/76	1050	20.00	1.0	5.88	25.00	3.5	27.0	6.2
KMC MTG IN	O-KMTGW	12/76	1100	15.00	1.0	0.88	11.50	38.1	-41.3	1.0
LARWIN MTG	O-LWNS	4/77	700	32.00	1.0	2.63	30.75	12.6	132.7	1.8
LARWIN RLT	A-LRMW	12/76	3610	20.00	1.0	1.63	15.88	36.2	-18.5	5.9
M&T MTG INV	O-MTMIZ	8/75	750	13.00	1.0	1.63	12.75	14.7	-6.9	1.2
MEDIAN MTG I	O-MDMIW	9/76	1237	12.50	1.0	3.25	14.50	8.6	18.2	4.0
MIDLAND MTG	O-MIDMW	9/74	386	12.50	1.0	4.88	18.13	-4.1	11.4	1.9
MTG INV WASH	O-MINWV	3/75	1010	15.00	1.0	3.13	18.00	0.7	-7.4	3.2
MTG TRUST AM	O-MORTW	11/74	2856	19.00	1.0	4.13	23.63	-2.1	-8.2	11.8
NATIONAL MTG	O-NMTGW	3/79	330	10.00	1.0	4.50	14.50	0.0	16.0	1.5
NO AMER MTG	O-NOAM5	12/74	287	24.00	1.0	9.75	34.13	-1.1	-2.5	2.8
NORTH AM MTG	A-NAMR5	3/79	720	31.13	1.0	5.00	34.13	5.9	-4.8	3.6
NOWSTRN FINC	O-NFINW	11/77	1510	20.00	1.0	2.13	17.13	29.2	-14.8	3.2
OLD STONE MT	O-OSMRW	3/77	600	16.00	1.0	1.00	14.50	17.2	-11.5	0.6
PALOMAR MTG	A-PMIW	3/77	604	16.50	1.0	2.00	16.63	11.2	0.0	1.2
PEASE ELLIMN	O-PEASW	11/77	1113	18.50	1.0	1.50	18.50	8.1	0.0	1.7
PNB MTG&RLTY	A-PNIW	12/74	1665	20.00	1.0	5.00	25.25	-1.0	-16.7	8.3
REPUBLIC MI	A-RMIW	6/74	1064	20.00	1.0	1.63	18.25	18.5	0.0	1.7
RLTY REFUND	O-RREFW	6/74	1029	20.00	1.0	2.75	21.63	5.2	0.0	2.8
SECURITY MTG	A-SMOW	5/79	3162	16.00	1.0	2.38	14.13	30.1	-17.4	7.5
SUTRO MIT(B)	A-SUTW	6/77	700	20.00	1.0	2.38	18.50	21.0	-4.8	1.7
SUTRO MTG IN	O-SUTR5	4/74	299	20.00	1.0	1.63	18.50	16.9	-23.5	0.5
TEXAS 1ST MT	Q-TFMRW	6/76	1055	20.00	1.0	2.38	19.63	14.0	-4.8	2.5
TPI-SOUTH MI	O-TSMGW	12/74	943	20.00	0.5	6.50	33.38	-1.1	8.3	6.1
UNIONAM M&EQ	A-UATW	12/74	824	20.00	1.0	6.75	26.50	0.9	10.1	5.6
US LSG REI	A-USEW	12/74	1348	25.00	1.0	2.00	19.50	38.5	-24.0	2.7
USF INVESTRS	O-USFNW	6/75	2500	25.00	1.0	2.88	25.25	10.4	-14.8	7.2
WALTER JIM	O-WALJW	7/77	1035	18.50	1.0	2.25	16.50	25.8	-10.0	2.3
WELLS FARGO	O-WELLW	7/74	3714	20.00	0.5	2.25	24.63	-0.5	-18.2	8.4

CONVERTIBLE DEBENTURES

DEBENTURE	EX	MAT	INT (%)	CONV AT	RECENT PRICE	YIELD (%)	% CHNG
ALISON MTG	AS	'91	6.75	27.50	107.00	6.3	0.0
AMER CENTURY	AS	'90	7.00	21.00	118.00	5.9	1.2
AMER CENTY'B NY	'91	6.75	28.00	87.13	7.7	-5.3	
AMER REALTY	OC	'84	7.00	10.75	91.00	7.7	-1.9
BAIRD&WARNER	OC	'91	6.75	21.00	100.00	6.7	0.5
BANKAMERICA	OC	'90	6.75	21.00	139.00	4.9	3.7
BENEF STD MI	AS	'91	6.50	27.75	97.25	6.7	-0.4
CARDT CF LND	AS	'91	6.75	21.00	134.00	5.0	3.1
CAPITAL MTG	OC	'91	6.50	33.00	82.00	7.9	-7.9
CHASE MANHTN	NY	'96	6.50	55.00	113.25	5.7	-0.8
COLWELL MTG	OC	'91	6.50	29.38	107.00	6.1	4.9
CONN GENERAL	NY	'96	6.00	32.50	84.50	7.1	-6.1
CONTNTL MTG	NY	'90	6.25	22.25	81.00	7.7	-1.2
DIVERSTFD MT	OC	'89	6.50	23.00	125.00	5.2	3.3
EQUITBL LF M	NY	'90	6.75	26.25	107.00	6.3	-7.8
FIDELITY MI	AS	'85	7.75	21.25	161.00	4.8	1.3
FIRST PENN M	OC	'91	6.75	26.00	100.00	6.7	0.0
FIRST UNION	NY	'91	7.00	13.00	94.00	7.4	-0.9
FRANKLIN RLY	AS	'89	7.00	10.00	83.00	8.4	-2.9
GALBREATH	OC	'91	7.00	28.50	105.00	6.7	6.6
GRT AMER MI	OC	'91	7.00	35.50	100.00	7.0	1.0
HANOVER SD R	OC	'92	7.25	21.00	103.00	7.0	-3.7
HEITMAN MTG	AS	'92	7.50	14.70	99.00	7.6	1.0
HNC MTG	OC	'91	6.75	21.00	111.50	6.1	1.8
HOTEL INVSTR	OC	'90	7.75	21.00	118.00	6.6	1.3
HOTEL INVTRS	OC	'91	7.50	25.25	96.00	7.8	0.5
LINCOLN MTG	OC	'90	8.00	11.00	93.00	8.6	4.5
MASSMUTL MTG	NY	'90	6.75	21.00	130.00	5.2	-2.3
MASSMUTUAL M	NY	'91	6.25	33.50	91.00	6.9	0.6
MEDIAN MORTG	OC	'92	7.50	13.50	108.00	6.9	6.4
MEDIAN MTG I	OC	'90	7.50	10.00	144.00	5.2	5.9
MIDLAND MTG	OC	'86	7.00	16.67	102.00	6.9	5.2
MONY MTGIN	NY	'90	7.00	11.00	121.63	5.8	-4.3
MTG INV WASH	OC	'90	8.00	15.00	115.00	7.0	-1.7
NATIONAL MTG	OC	'91	7.00	12.00	120.00	5.8	6.0
NJR PRIME	AS	'91	6.75	21.00	104.00	6.5	-4.8
NOWSTRN MUTL	NY	'91	6.00	21.00	124.50	4.8	-0.8
OLD STONE MT	OC	'87	6.88	15.00	94.00	7.3	-0.5
RAM PACIFIC	OC	'91	6.75	21.00	92.00	7.3	5.7
REALTY INCOM	AS	'91	8.00	16.50	93.50	8.6	-0.5
REPUBLIC MI	NY	'90	7.25	19.00	98.00	7.4	0.8
SAUL (BF) RL	OC	'91	6.50	23.00	98.00	6.6	-5.8
SAUL (BF) REI	OC	'90	8.00	15.50	138.00	5.8	-8.6
STATE MUTUAL	AS	'91	6.75	21.00	123.00	5.5	0.8
SUTRO MIT	NY	'82	6.75	20.00	86.00	7.8	1.5
SUTRO MTG	AS	'91	6.75	20.00	92.50	7.3	-0.7
TRI-SOUTH MI	NY	'92	7.00	29.50	113.00	6.2	5.6
US BANCORP	AS	'92	7.00	26.25	111.00	6.3	1.8
US REALTY IN	AS	'89	5.75	20.20	74.00	7.8	-2.6

*ANNUALIZED-QUARTER MULTIPLIED BY FOUR. #CASH FLOW. X-EX DIVIDEND.
 @-CASH FLOW INCLUDING DEBT DISCOUNT AMORTIZATION. GROSS CASH FLOW USED
 FOR U.S. BANCORP, DENVER REALTY AND LINCOLN. DIVIDEND USED IN PLACE OF
 EARNINGS FOR MEDIAN. INITIAL REPORT FOR PARTIAL QUARTER ANNUALIZED BY
 APPROPRIATE TIME PERIOD: BARNETT-WINSTON. SYMBOLS SHOWN ARE TICKER
 SYMBOLS FOR LISTED ISSUES AND NASDAQ SYMBOLS WHERE AVAILABLE. ALL OTHERS
 ARE FOR COMPUTER IDENTIFICATION.